

BK3086PG 148

Know all Men by these Presents

B-3086
P-148

58-2-16 ✓

52-396-1

Elias A. Joseph

00225

of Waterville, County of Kennebec, State of Maine,
duly appointed and acting personal representative of the estate of SADIE M. MITCHELL,
deceased (testate), as shown by the probate records of the County of Kennebec, Maine,
(and having given notice to each person succeeding to an interest in the real property described below at least
ten (10) days prior to the sale), ~~XX~~
~~XX~~
~~XX~~
by the power conferred by the Probate Code, and every other power, for
consideration paid, grants to RAILROAD SQUARE PROFESSIONAL BUILDING, a Maine partnership
located in Waterville, ~~XXXXXXXXXXXXXXXXXXXX~~

County of Kennebec, State of Maine
whose mailing address is

TRANSFER
TAX
PAID

the real property in Waterville, County of Kennebec,
State of Maine, described as follows:

a certain lot or parcel of land with buildings thereon located
in Railroad Square, so-called, and described in Exhibit A
attached hereto.

Being the same premises described in deed of Gertrude Jacobson
to George H. Mitchell, dated May 18, 1954 and recorded in
Kennebec Registry of Deeds, Book 960, Page 393, and in deed
of Sadie M. Mitchell, Executrix to Sadie M. Mitchell dated
July 17, 1978 and recorded in said Registry, Book 2190, Page
108.

This conveyance is made subject to Lease dated August 18,
1982 between Sadie Mitchell and Railroad Square Cinema; said
Lease is hereby assigned by Grantor to Grantee, which shall
assume all future duties and obligations of Lessor under said
lease.

Witness my hand and seal this 31st day of
December, 19 86

Signed, Sealed and Delivered

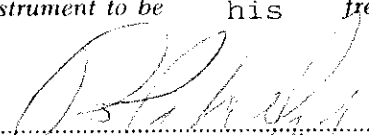
in presence of.


Elias A. Joseph

State of Maine, County of Kennebec, ss. December 31, 19 86

Then personally appeared the above named Elias A. Joseph
in his said capacity and acknowledged the foregoing instrument to be his free act and
deed.

Before me,


ROGER A. WELCH Justice of the Peace
Notary Public

DEED FROM ELIAS A. JOSEPH PERSONAL REPRESENTATIVE OF THE
ESTATE OF SADIE M. MITCHELL TO RAILROAD SQUARE PROFESSIONAL BUILDING
Dated December 31, 1986

52-396-1

A certain lot or parcel of land situated in the City of Waterville, County of Kennebec, and State of Maine, and more particularly bounded and described as follows:

Beginning at an iron pin marking the southwesterly corner of a parcel of land now or formerly of Waterville Burger Corporation in the northeasterly line of a parcel of land owned by Ferris Brothers Incorporated and occupied by the Burger King Restaurant, so called; thence N 35°-41'-15" E along the westerly line of land of said Waterville Burger Corporation a distance of 18.09 feet to an iron pin; thence N 02°-45'-07" W continuing along the westerly line of land of said Waterville Burger Corporation a distance of 37.78 feet to an iron pin; thence N 11°-29'-54" W continuing along the westerly line of land of said Waterville Burger Corporation a distance of 74.09 feet to an iron pin set in the southerly line of a parcel of land now or formerly of Maine Central Railroad Company; thence S 68°-39'-36" W along the southerly line of land of said Railroad Company a distance of 203.01 feet to an iron pin; thence S 10°-37'-08" W along the easterly line of said Railroad Company land and along the easterly line of land now or formerly of Ronald C. Giguere and others a distance of 67.84 feet to an iron pin marking the southeasterly corner of land of said Giguere in the northerly line of land of said Ferris Brothers Incorporated; thence S 80°-03'-13" E along the northerly line of land of said Ferris Brothers Incorporated a distance of 159.50 feet to an iron pin; thence N 35°-16'-22" E along the northwesterly line of land of said Ferris Brothers Incorporated a distance of 63.50 feet to an iron pin; thence S 57°-37'-29" E along the northeasterly line of land of said Ferris Brothers Incorporated a distance of 16.40 feet to the iron pin at the point of beginning.

The parcel herein described contains 0.54 acres.

Meaning and intending to convey the premises deeded to the herein Grantor and recorded in Book 2190, Page 108 in the Kennebec County Registry of Deeds.

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